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**DOC # 20240039873**

CCR Annexation Page 1 of 10  
Gary Christensen Washington County Recorder  
12/17/2024 10:11:26 AM Fee \$ 46.00  
By CW THE TERRA LLC



When recorded, return to:  
CW The Terra, LLC  
610 N 800 W  
Centerville, UT 84102

Affecting Parcel Nos.: H-CSC-3-1-K-100 to and including H-CSC-3-1-K-103; H-CSC-3-1-K-200 to and including H-CSC-3-1-K-203; H-CSC-3-1-K-300 to and including H-CSC-3-1-K-303; H-CSC-3-1-COMMON

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**DECLARATION OF ANNEXATION**  
[Coral Springs Condominiums, Phase 3-1, Building K]

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The Declaration of Annexation is prepared pursuant to Section 13.3 of the Declaration of Covenants, Conditions, and Restrictions for Coral Springs, a resort-style residential development, which was recorded in the Office of the Washington County Recorder on November 7, 2006, as Document No. 20060051813 (the "**Declaration**").

Coral Springs Condominium Owners Association, Inc. (the "**Association**"), desires to and hereby does annex the real property described on Exhibit A, which is attached hereto and incorporated herein by this reference, to the Declaration, which real property consists of twelve condominium units and shall be subject to the Declaration and any amendments and annexations therefore, and to the Coral Springs Condominiums Phase 3 1st Supplemental Plat, which was recorded in the Office of the Washington County Recorder on July 5, 2023, as Document No. 20230020012 (the "**Plat**"), attached hereto as Exhibit B. This annexation is effective as of the date of the recording of the Plat.

The Association has given all required approvals for this Declaration of Annexation.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, as the Declarant of the Association, makes this Declaration of Annexation.

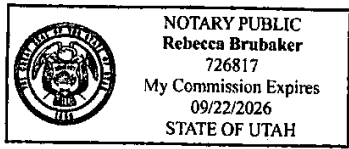
DECLARANT: CONDOMINIUMS OWNERS ASSOCIATION,  
CORAL SPRING'S OWNERS  
~~Coral Spring's Owners Association Inc~~  
a Utah non-profit corporation

By: RCM  
Name: Bob Phelps  
Title: PRESIDENT  
Date: 12/12/2024

STATE OF UTAH )  
 )  
COUNTY OF Coeche ) : SS.

On this 12<sup>th</sup> day of December, 2024, personally appeared before me Robert Phelps, who being by me duly sworn did say that s/he is the President of Coral Spring's Owners Association Inc, a Utah non-profit corporation, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A**

**LEGAL DESCRIPTION**

Parcel Nos.: H-CSC-3-K-100 to and including H-CSC-3-K-103; H-CSC-3-K-200 to and including H-CSC-3-K-203; H-CSC-3-K-300 to and including H-CSC-3-K-303; H-CSC-3-1-COMMON

More particularly described as:

Beginning at a point that lies North 00°22'33" East along the Section Line 2,212.05 feet, and East 687.29 feet; from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 03°30'14" East 115.50 feet; thence South 86°29'46" East 55.00 feet; thence South 03°30'14" West 115.50 feet; thence North 86°29'46" West 55.00 feet to the point of beginning.

Containing 6,352 Square Feet or 0.15 Acres.

**Closure:**

Northing Diff: 0.000000

Easting Diff: 0.000000

Azimuth: 00°00'00"

Error Distance 0.000000

Total Distance 341.000

Ratio: 1/Infinity

**EXHIBIT B**

**PLAT**

## CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 40 SOUTH, RANGE 14 EAST, COUNTY OF WASHINGTON, MISSOURI

**GENERAL NOTES AND RESOLUTIONS:**

1. THIS SUPPLEMENTAL PLAN IS A PART OF THE ORIGINAL PLAN FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3, AS SHOWN ON THE ORIGINAL PLAN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, MISSOURI, ON 08/14/2024.

2. THIS SUPPLEMENTAL PLAN IS A PART OF THE ORIGINAL PLAN FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3, AS SHOWN ON THE ORIGINAL PLAN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, MISSOURI, ON 08/14/2024.

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**APPROVALS:**

**OWNER'S REPRESENTATIVE:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ENGINEER'S APPROVAL:**  
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 \_\_\_\_\_  
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**PLANNING COMMISSION APPROVAL:**  
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**PLANNING BOARD APPROVAL:**  
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**PLANNING BOARD APPROVAL:**  
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VICINITY MAP (N.T.S.)

**SECTION 4, TOWNSHIP 40 SOUTH, RANGE 14 EAST, COUNTY OF WASHINGTON, MISSOURI**

**CORAL SPRINGS CONDOMINIUMS PHASE 3  
 1ST SUPPLEMENTAL**

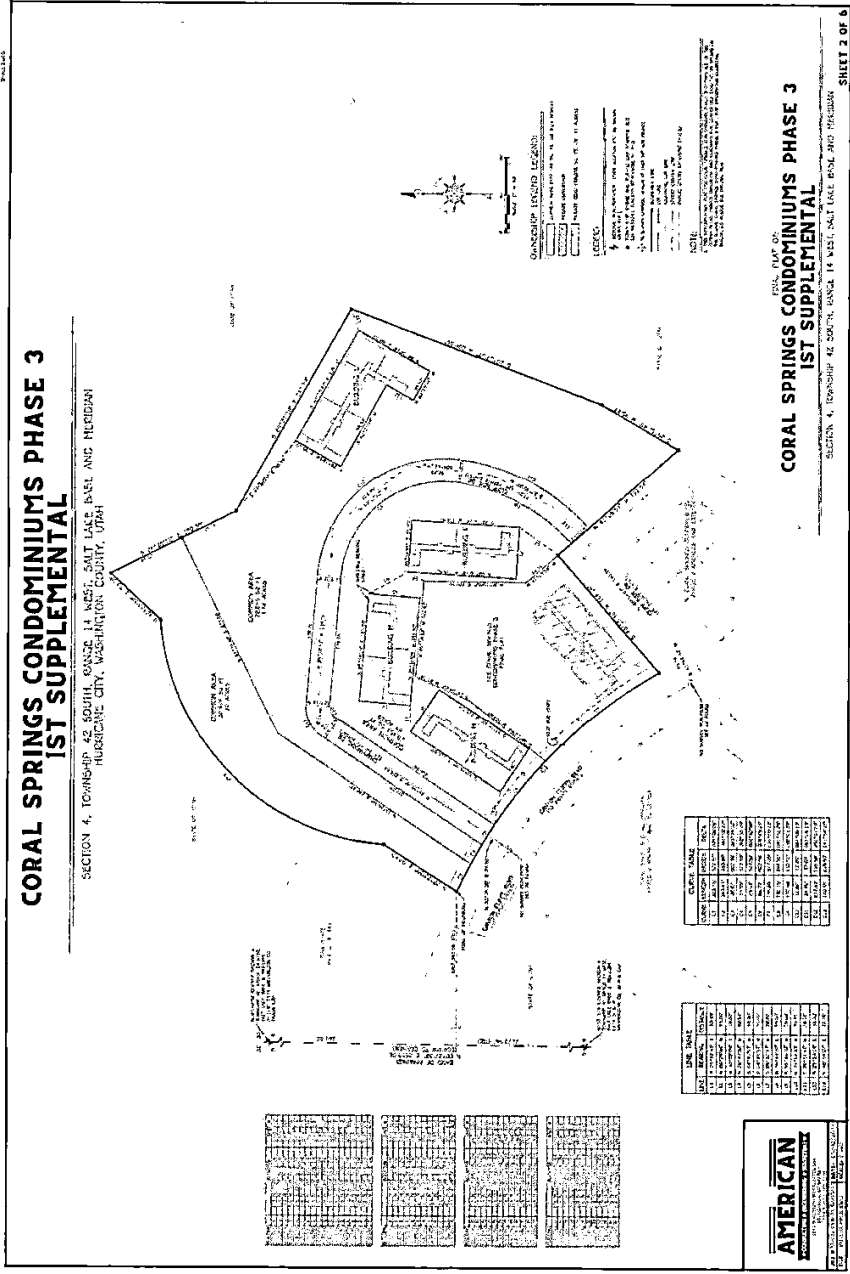
FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, MISSOURI, ON 12/17/2024.

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RECORDED NO.: \_\_\_\_\_

BOOK: \_\_\_\_\_

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**CORAL SPRINGS CONDOMINIUMS PHASE 3  
 1ST SUPPLEMENTAL**

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SAULT LAKE, IOWA AND HERRING HILLSBORO CITY, WASHINGTON COUNTY, IOWA

**CORAL SPRINGS CONDOMINIUMS PHASE 3  
 1ST SUPPLEMENTAL**

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SAULT LAKE, IOWA AND HERRING HILLSBORO CITY, WASHINGTON COUNTY, IOWA

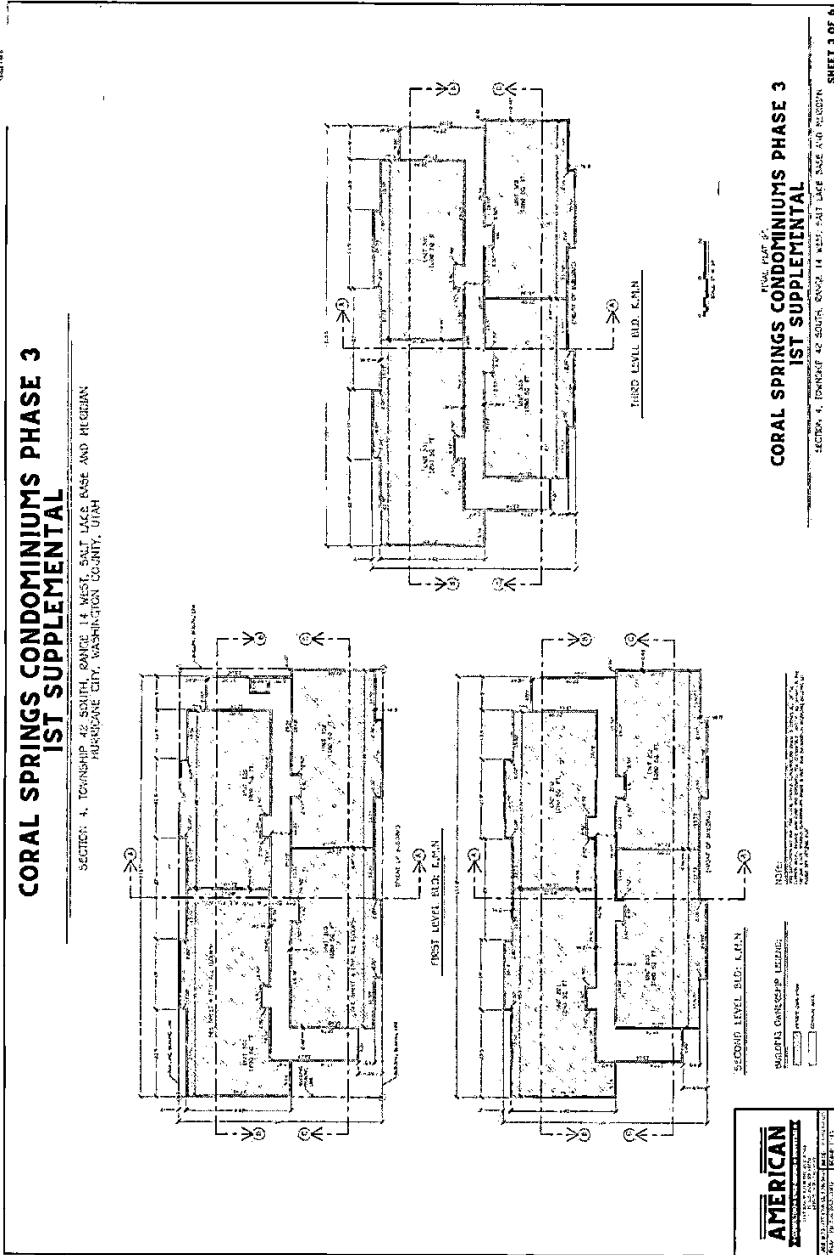
SHEET 2 OF 6

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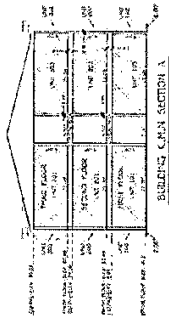
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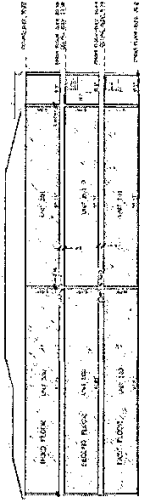


### CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 4E SOUTH, RANGE 1E WEST, 5TH T12E RANGE, BASE AND TIERDOWN  
HURON COUNTY, MICHIGAN



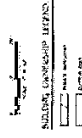
BUILDING C PLAN SECTION A



BUILDING E PLAN SECTION B



BUILDING G PLAN SECTION C



### CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 4E SOUTH, RANGE 1E WEST, 5TH T12E RANGE AND TIERDOWN

SHEET 4 OF 6





